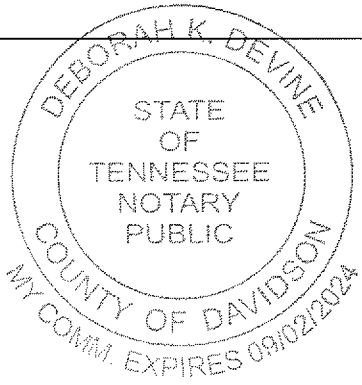
This instrument prepared by:
Momentum Title, LLC
75 Industrial Drive
Mt. Juliet, TN 37122
File Number: 8-14230-LV

Karen Johnson Davidson County
Batch# 725336 DEEDWARR
09/28/2021 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $999.00
20210928-0130272



STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me, this the 24th day of September, 2021.

Notary Public
My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Michael D. Hendrickson and Julissa Villarreal 745 Tulip Grove Road 803 Hermitage, TN 37076	Acopia, LLC 306 Northcreek Boulevard, Suite 100 Goodlettsville, TN 37072	075 12 0C 043.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Diana Sullivan and Melinda Whitlow**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Michael D. Hendrickson, an unmarried man and Julissa Villarreal, an unmarried woman, as joint tenants with right of survivorship**, hereinafter called the Grantee(s), his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot and Unit 803 in Building 8, on the Plan of Phase Two, Brookside Park Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument Number 200010100100359, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Thomas J. Beasley and Dorothy J. Beasley, Husband and Wife, by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument No. 20020708-0081686, Register's Office of Davidson County, Tennessee, dated June 28, 2002 and recorded on July 8, 2002.
Thomas J. Beasley died on January 21, 2008 leaving Dorothy J. Beasley as the surviving tenant by the entirety.
The said Dorothy J. Beasley died on June 29, 2021 leaving Diana Sullivan and Melinda Whitlow as her only surviving heirs, according to affidavits of heirship of record in Instrument No. 202109280130266, Instrument No. 202109280130267, Instrument No. 202109280130268, Instrument No. 202109280130269, Instrument No. 202109280130270, and Instrument No. 202109280130271, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **745 Tulip Grove Road, 803, Hermitage, TN 37076.**

This conveyance is made subject to 1) Property taxes for the year 2021, and thereafter, a lien not yet due and payable. The 2021 taxes have been prorated between the parties as of the date of this instrument, with the Grantee paying his/her/their prorated share thereof to the Grantor who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of September, 2021.

GRANTOR:

Diana Sullivan

Melinda Whitlow

STATE OF TENNESSEE
COUNTY OF Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diana Sullivan and Melinda Whitlow, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 24th day of September, 2021.

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission expires: NOV 08 2021

Certificate of Authenticity

I, Cheryl Dillon, do hereby make oath that I am the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 24, 2021.

Affiant Signature

September 24, 2021
Date

State of Tennessee
County of Wilson

Sworn to and subscribed before me this 24th day of September, 2021.

Notary's Signature
My Commission Expires: 3/12/2024

Notary's Seal

LISA VIRDEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY